

804  
ENV  
5287

CTR. 1/4 COR.,  
SEC. 13, T2N,  
R68W, 6TH. P.M.  
FD. 30" #6 REBAR W/2" ALUM. CAP  
LS # 23500 (PER TIES)

2691806 05/05/1999 03:54P Weld County CO  
1 of 1 R 11.00 D 0.00 JA Suki Tsukamoto

# CANSANO RANCH FINAL PLAT

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 2 NORTH,  
RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO

## CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT DOMENIC CHIODA, JR., BEING THE OWNER OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 68 WEST, WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SECTION 13; THENCE ALONG THE SOUTH LINE OF SAID SECTION 13, SOUTH 90°00'00" EAST 1,485.21 FEET; THENCE NORTH 00°00'00" WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°00'00" WEST 548.99 FEET; THENCE NORTH 90°00'00" EAST 290.88 FEET; THENCE SOUTH 53°04'27" EAST 485.25'; THENCE SOUTH 11°21'43" EAST 114.25 FEET; THENCE SOUTH 86°43'21" WEST 162.50 FEET; THENCE SOUTH 26°57'01" WEST 152.75 FEET; THENCE SOUTH 90°00'00" WEST 469.84 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 6.728 ACRES MORE OR LESS;

HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS CANSANO RANCH, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREFTER THE STREETS, ALLEYS, PUBLIC WALKWAYS, PARKS AND OPEN SPACES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. WITNESS MY HAND AND SEALS THIS 11th DAY OF March, A.D. 1998.

EXECUTED THIS 11th DAY OF March, 1999.

Domenic Chioda Jr.  
DOMENIC CHIODA, JR.

STATE OF COLORADO )  
COUNTY OF Colorado ) SS.

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF May, 1999, BY Domenic Chioda Jr.

MY COMMISSION EXPIRES: May 30, 2001  
WITNESS MY HAND AND OFFICIAL SEAL.



EXECUTED THIS 3rd DAY OF May, 1999.

FIRST STATE BANK

Rocco A. Villani  
BY: ROCCO VILLANI, VICE PRESIDENT  
Branch President

STATE OF COLORADO )  
COUNTY OF Colorado ) SS.

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF May, 1999, BY Rocco A. Villani, Branch President

MY COMMISSION EXPIRES: May 30, 2001  
WITNESS MY HAND AND OFFICIAL SEAL.



## BOARD OF TRUSTEES APPROVAL

APPROVED BY THE BOARD OF TRUSTEES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1999. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FOR CONSTRUCTION OF ANY STREETS, ALLEYS, BRIDGES, RIGHT-OF-WAYS OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

Edward J Tagliente  
MAYOR

5-3-99  
DATE

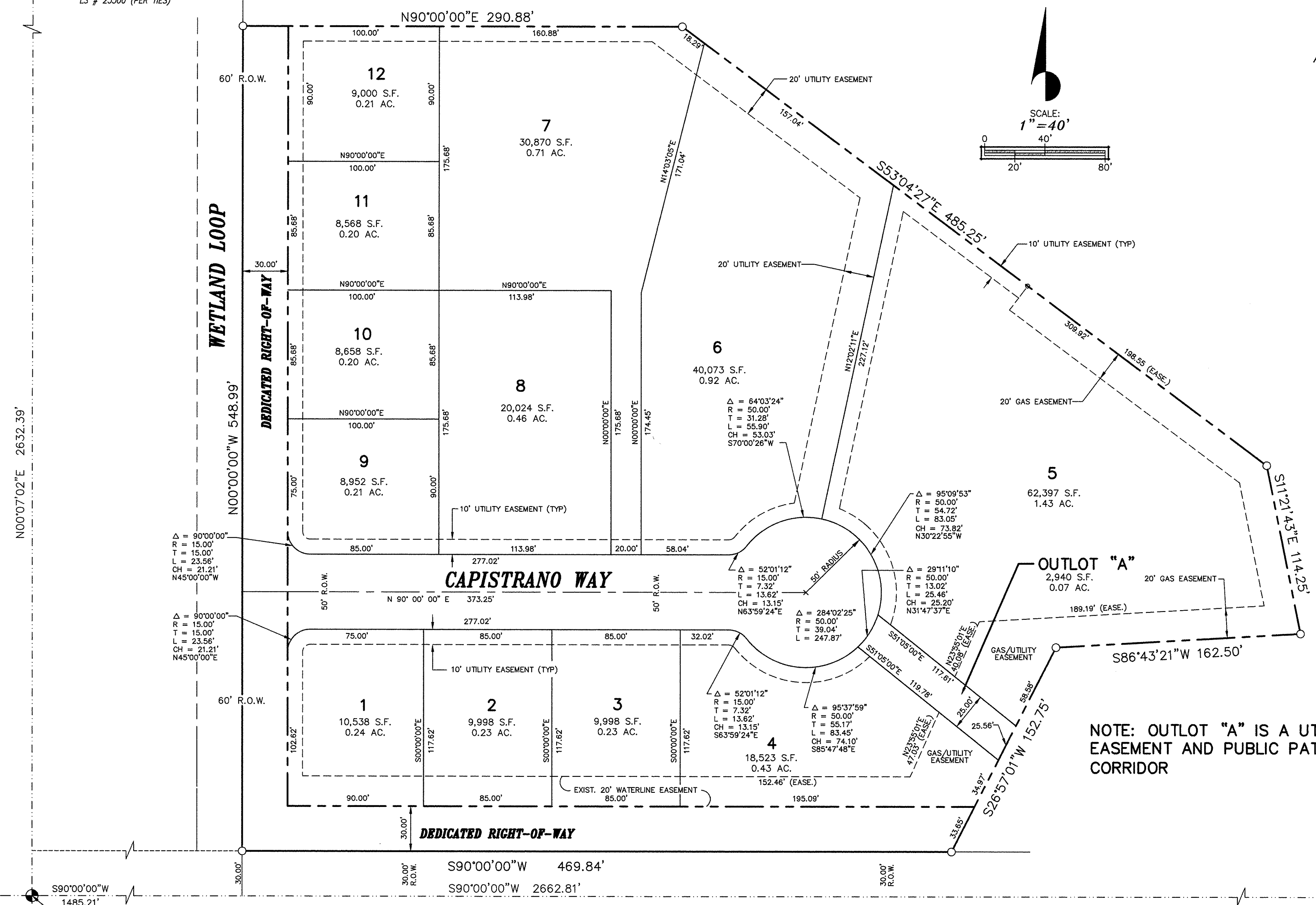
ATTEST

Ramon B. Brown  
TOWN CLERK

5-3-99  
DATE



DATE: 1/13/99  
JOB NO. 97.015.00  
1 OF 1



**ZONING**  
P.U.D.—RESIDENTIAL

**NUMBER OF LOTS**  
NUMBER OF LOTS IS 12

**LEGEND**  
○ SET #5 PIN AND CAP  
L.S. # 13446  
● CONTROL CORNERS

## BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SEC. 13, T2N, R68W OF THE 6TH. P.M., WELD COUNTY, COLORADO AS BEARING S 90° 00' 00" W AND MONUMENTED AS SHOWN HEREON (ASSUMED).

**OWNER**  
DOMENIC CHIODA, JR.  
525 5TH  
FREDERICK, COLORADO 80530

S.E. COR.,  
SEC. 13, T2N,  
R68W, 6TH. P.M.  
FD. 2 1/2" ALUM. CAP  
LS # 14070 (PER TIES)

## SURVEYORS CERTIFICATE

I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

Ronald W. Adams  
RONALD W. ADAMS  
COLORADO REGISTERED  
PROFESSIONAL LAND SURVEYOR  
NO. 13446

